

High Street Retail and Residential Investment For Sale

163.31m²
(1,758ft²)

- Two shops currently producing £24,600 pa
- ERV - £27,500 pa
- First and second floor three bed self contained flat let on a new AST at £14,400 pa (£1,200 pcm)
- Current gross income - £39,000 pa
- Reversionary income - £41,900 pa
- Freehold
- VAT exempt
- Offers in excess of £495,000 to show a gross yield of 7.87% and a reversionary yield of 8.46% before costs



FOR SALE



Location



Gallery



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Location

Nottingham is a major provincial city which is recognised as the principal shopping centre for the East Midlands. It has a diverse economy with substantial interests in manufacturing, textiles, industrial uses, education, warehouse, logistics and offices. It is a regional shopping centre.

The current city population is 275,000, with 90,000 students and a catchment of 750,000 persons. Beeston lies approximately 3 miles due west of Nottingham City Centre. It is one of the best 3 suburban trading centres within the Nottingham conurbation. There are many multiple retailers represented including Greggs, Boots, Savers, Birds Confectioners, Costa Coffee, Holland and Barrett, Ryman Stationery and branches of the Halifax and Nottingham Building Society to name but a few.

The main shopping facilities are centred upon the High Road and The Square Shopping Centre which has been recently reconfigured to incorporate a major gym together with The Arc Cinema. The adjacent site is currently under construction by the Cassidy Group for 419 student beds due to open in Autumn 2026.

The property is situated on the south-eastern side of the High Road approximately 300 yards due east of The Square Shopping Centre. The property is at the junction of Willoughby Street which leads to a Sainsbury's Supermarket to the rear together with a number of car parks. Beeston itself is a popular suburban location for students being within walking distance of the main University of Nottingham campus off University Boulevard.

In summary, this property occupies an 80/90% trading position in one of the most prosperous and busy suburban shopping centres of Nottingham.





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Property

The property comprises of two small shops together with first and second floor accommodation above approached from a separate side/rear entrance off Willoughby Street.

Each of the two ground floor shops is self-contained, one with the benefit of first floor kitchen and offices.

The remaining upper floor accommodation which is approached from the rear has been recently let to three professional individuals on a new AST from 28/02/2026. These premises comprise a living area and separate fitted kitchen on the first floor together with three spacious double bedrooms on the second floor with a separate bathroom with washbasin and shower unit.

Generally the property is in good condition, but the residential accommodation is in need of upgrading in order to be readily re-lettable.

EPC

The current EPC ratings are as follows:

74:	Band C – 55 expiring January 2036
74a:	Band D – 56 expiring February 2029
76:	Band D – 97 expiring January 2036



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Development Opportunity

The detailed tenancies and accommodation are set out overleaf. The tenant of 76 High Road is holding over on a lease expiring on 17th October 2025 at a current rent of £12,600 per annum. No Section 25 notice has been served by the current landlord proposing new terms.

The upper floor accommodation has been relet but is capable of being upgrade to obtain a higher rent.. We are of the opinion that when cosmetic works of refurbishment and improvement have been completed, this accommodation will readily re-let.

This property provides a purchaser with the opportunity to increase the rents of the ground floor accommodation and to considerably enhance the upper floor accommodation and also to increase the rental income.



Covenant

The two shops are let to local covenants. All rents are paid regularly and are up to date. Proof of payment of rent can be provided upon request.

VAT

The property is not elected for VAT.

Further Information

Copies of the Lease, EPC Certificate, photocopied reduced floor plans and other relevant information are available upon request.

Price

The property is being sold freehold subject to the existing occupational tenancies and AST.

Offers are invited in excess of £495,000 to show a gross yield before costs of 7.87% and a reversionary yield of 8.46%.





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Tenancies & Accommodation

Address	Tenant	Accommodation	Lease Start	Term	Lease Expiry	Rent pa	ERV	RV
74a High Road	Three individuals	First Floor: 21.45m ² (231ft ²) Second Floor: 49.23m ² (530ft ²) Total: 70.69m² (761ft²)	28/02/2026	12 months	27/02/2026	£14,400	£14,400	-
74 High Road	Moasab Habis t/a Mobile Plus Repairs Ltd	Sales: 29.26m ² (315ft ²) Stores: 5.85m ² (63ft ²) Total: 35.11m² (378ft²) ITZA: 26.6m ² (291.64ft ²)	01/05/2024	3 years	30/04/2027	£12,000	£14,000	£8,500
76 High Road	Michelle Lisa Wood	Sales: 25.73m ² (277ft ²) Stores: 4.64m ² (50ft ²) ITZA: 24.35m ² (262.04ft ²) FF Kitchen: 11.33m ² (122ft ²) Stores/Office: 15.79m ² (170ft ²) Total: 57.5m² (618ft²)	17/10/2022	3 years	16/10/2025	£12,600	£14,250	£10,000

Each shop is let on a 3 year lease with the tenant of 76 High Road holding over. A Section 25 Notice has not been served.

Under the terms of the leases, the tenants are responsible for internal repairs and decorations and reimburses the landlord for the apportioned fire insurance premium.

74a has been recently let on a new AST for a period of 12 months to three individuals. A security deposit of £1,384.61 has been taken. A copy of the AST and two leases are available upon request.

